107.0	0006	0011.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	923,200 / 923,200
					USE VALUE:	923,200 / 923,200
					ASSESSED:	923,200 / 923,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
23		APACHE TR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MINASIAN EDWARD M & SANDRA
Owner 2:	
Owner 3:	
Street 1:	23 APACHE TRAIL
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	SCIENTIA II LLC -
Owner 2:	-
Street 1:	36 MUZZEY STREET
Twn/City:	LEXINGTON
St/Prov:	MA Cntry:
Postal:	02421

NARRATIVE DESCRIPTION

This parcel contains .23 Sq. Ft. of land mainly classified as One Family with a Split Level Building built about 1957, having primarily Wood Shingle Exterior and 2664 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	10000.000	419,200		504,000	923,200
Total Card	0.230	419,200		504,000	923,200
Total Parcel	0.230	419,200		504,000	923,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 346.49 | /Parcel: 346.49

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct 68624

GIS Ref

GIS Ref

Insp Date 09/17/18

!8441!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 107.0-0006-0011.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	419,200	0	10,000.	504,000	923,200		Year end	12/23/2021
2021	101	FV	403,900	0	10,000.	504,000	907,900		Year End Roll	12/10/2020
2020	101	FV	403,800	0	10,000.	504,000	907,800	907,800	Year End Roll	12/18/2019
2019	101	FV	368,400	0	10,000.	504,000	872,400	872,400	Year End Roll	1/3/2019
2018	101	FV	368,400	0	10,000.	432,000	800,400	800,400	Year End Roll	12/20/2017
2017	101	FV	368,400	0	10,000.	403,200	771,600	771,600	Year End Roll	1/3/2017
2016	101	FV	369,900	0	10,000.	345,600	715,500	715,500	Year End	1/4/2016
2015	101	FV	308,500	0	10,000.	309,600	618,100	618,100	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	07:20:23

LAST REV

Date	Time
10/03/18	13:37:30
mmcmakin	

PAT ACCT. 8441

USER DEFINED

Prior Id # 1:	68624
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SCIENTIA II LLC	1474-104		7/10/2015		873,500	No	No		
GLORIKIAN HARRY	1454-145		6/23/2014	Convenience	1	No	No		
MACINNES GAIL	1289-51		8/18/2004		695,000	No	No		
MACINNES JOHN D	1221-15		5/21/2000	Family	1	No	No	4	
TRULSON ELLA	1204-15		4/24/1999		395,000	No	No		
TRULSON ELLA L	1136-43		12/16/1994		1	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/6/2006	439	New Wind	3,475					
6/16/2005	553	Wood Dec	12,000			G6	GR FY06	

ACTIVITY INFORMATION

Date	Result	By	Name
9/17/2018	MEAS&NOTICE	BS	Barbara S
4/29/2016	Sales Review	PT	Paul T
5/29/2009	Measured	189	PATRIOT
12/16/2004	MLS	MM	Mary M
4/7/2000	Meas/Inspect	264	PATRIOT
8/1/1991		JK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10000		Sq. Ft.	Site		0	70.	0.72	4									504,000						504,000	

Total AC/HA:	0.22957	Total SF/SM:	10000	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	504,000	Spl Credit		Total:	504,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	21 - Split Level		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	8 - Brick Veneer	20	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1957	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.31793892
Const Adj.:	1.00589943
Adj $ / SQ:	132.571
Other Features:	111985
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	514993
Depreciation:	95789
Depreciated Total:	419205

COMMENTS

OF=SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	3	Baths:	2	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

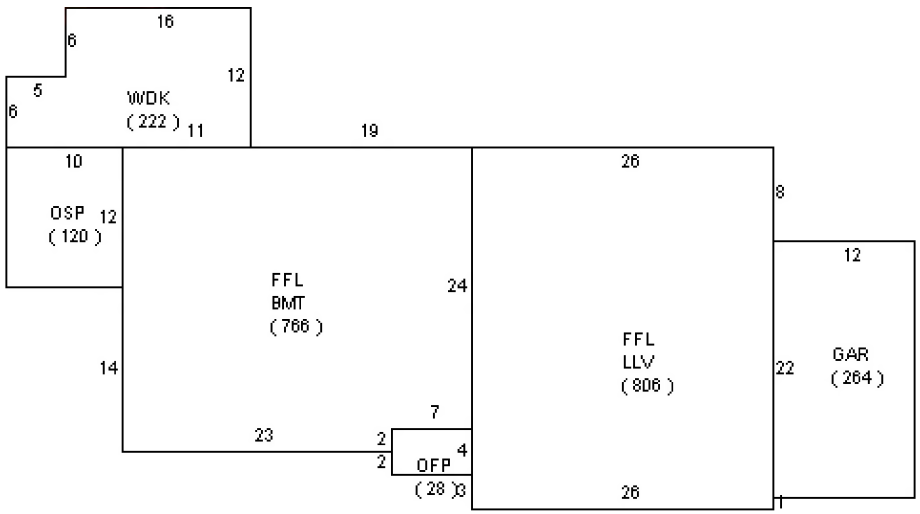
No Unit	RMS	BRS	FL
1	8	3	
Totals			
1	8	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	145.83
Special Features:	0	Val/Su Net:	110.96
Final Total:	419200	Val/Su SzAd	266.67

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,572	132.570	208,402
LLV	Lower Level	806	87.250	70,322
BMT	Basement	766	82.720	63,367
GAR	Garage	264	24.610	6,498
WDK	Deck	222	10.570	2,346
OSP	Screen Porch	120	33.470	4,017
OFP	Open Porch	28	44.260	1,239
	Net Sketched Area:	3,778	Total:	356,191
Size Ad	1572	Gross Area	3778	FinArea 2664

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	90	G	
LLV	100	FLA	50	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

107.0-0006-0011.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	